City of Missoula, Montana
City Council Committee Agenda item

Committee:	**Land Use and Planning**
Item:	**Resolution of Intent to Initiate a Land Use Plan Amendment to Adopt Reserve to Scott 2026 Master Plan**
Date:	June 4, 2026
Sponsor(s):	**Annie Gorski (MRA), Madson Matthias (CPDI), Ben Brewer (CPDI)**
Department or Function:	**MRA & CPDI**
Prepared by:	Annie Gorski (MRA) and Ben Brewer (CPDI)

Ward(s) Affected:

☒ Ward 1	☐ Ward 4
☒ Ward 2	☐ Ward 5
☐ Ward 3	☐ Ward 6
☐ All Wards	☐ N/A

Action Required:
Motion

Timeline and Recommended Motions:

Committee discussion: June 10, 2026

Recommended motion: **Set a public hearing on June 22, 2026, and Adopt a resolution of intent** to initiate an amendment to the Our Missoula 2045 Land Use Plan related to the future adoption of the Reserve to Scott 2026 Master Plan area plan, for the area that includes the North Reserve Scott Street Urban Renewal District and the area located in Missoula County between North Reserve Street and Scott Street, south of Interstate-90, and north of West Broadway Street.

Council sets public hearing: June 15, 2026

Recommended motion: **Set a public hearing on June 22, 2026, and Adopt a resolution of intent** to initiate an amendment to the Our Missoula 2045 Land Use Plan related to the future adoption of the Reserve to Scott 2026 Master Plan area plan, for the area that includes the North Reserve Scott Street Urban Renewal District and the area located in Missoula County between North Reserve Street and Scott Street, south of Interstate-90, and north of West Broadway Street.

Public Hearing: June 22, 2026

Recommended motion: **Adopt a resolution of intent** to initiate an amendment to *the Our Missoula 2045 Land Use Plan*, the amendment being the proposed adoption of the *Reserve to Scott 2026 Master Plan* as an area plan and any related and necessary updates to the Land Use Plan or Map, for the area that includes the North Reserve Scott Street Urban Renewal Area and the area located in Missoula County between North Reserve Street and Scott Street, south of Interstate-90, and north of West Broadway Street. ***The motion further directs staff to conduct the required public engagement and prepare

the proposed amendment for future consideration by the Planning Commission and City Council.
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Background and Alternatives Explored:

City staff have been working with consultants, stakeholders and the public to draft an area plan, referred to as the Reserve to Scott 2026 Master Plan, for the area generally located in the North Reserve Scott Street Urban Renewal Area and the area located in Missoula County between North Reserve Street and Scott Street, south of Interstate-90, and north of West Broadway Street.

A master plan for the North Reserve Scott Street Urban Renewal District was completed in 2016. With changes that have occurred over the last 10 years, an updated plan is needed. The recent and future annexation of the Roseburg and Story House Montana properties into the City adds approximately 235 acres into the study area, compared to 2016.

The master plan will explore a wide range of opportunities in the study area, including transportation and connectivity improvements, infrastructure priorities, including to serve future uses on vacant and transitioning properties, desired site uses and amenities, and recommendations for how zoning and place types from the newly adopted *Our Missoula 2045* Land Use Plan could apply to vacant and transitioning property in the study area.

It is a requirement of the Montana Land Use Planning Act (MCA 76-25) for the governing body, City Council, to initiate the amendment process for the Land Use Plan, including adoption of related area plans.

Along with adoption of a resolution to initiate, staff will provide a project update and overview, along with an explanation of the process and preview of upcoming key engagement and review dates.

Financial Implications:
N/A

Links to external websites:

Reserve to Scott 2026 Master Plan Project Engage Missoula web page:
https://www.engagemissoula.com/reserve-scott-master-plan-2026

North Reserve Scott Street Urban Renewal District (URD) web page:
https://www.ci.missoula.mt.us/1791/North-Reserve-Scott-Street-URD

Our Missoula 2045 Land Use Plan web page:
https://www.ci.missoula.mt.us/3156/Land-Use-Plan

Montana Land Use Planning Act (MCA 76-25):
https://mca.legmt.gov/bills/mca/title_0760/chapter_0250/parts_index.html

Map of Master Plan Study Area:

Reserve to Scott 2026 MASTER PLAN
Study Area

MRA
Missoula Redevelopment Agency